

\$535,000 - 1104 118a Street, Edmonton

MLS® #E4453357

\$535,000

4 Bedroom, 2.50 Bathroom, 1,800 sqft

Single Family on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Live in family friendly Rutherford! This bright 4-bedroom, 3-bath 2-storey blends comfort, style & updates you'll love. Gather in the sunny living room by the cozy gas fireplace, cook with ease in the open kitchen featuring stainless appliances, quartz island, corner pantry & ample cabinetry, then step out to your deck and fully fenced, landscaped yard—perfect for BBQs & play. Upstairs, a vaulted bonus room awaits movie nights, while the spacious primary suite offers a private 4-pc ensuite. The partially finished basement adds a 4th bedroom & room to grow. Freshly updated with brand new carpet, hot water tank & new shingles (Aug 2025) & A/C for hot summer days. Walk to schools, parks & trails, with shopping, LRT & Anthony Henday minutes away. Move-in ready for your next chapter!

Built in 2006

Essential Information

MLS® #	E4453357
Price	\$535,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1104 118a Street
Area	Edmonton
Subdivision	Rutherford (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0B8

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	August 16th, 2025
-------------	-------------------

Days on Market 1

Zoning Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 1:17pm MDT